

# Lot 22

£44,400 Per Annum  
Exclusive (Rising)

## Daneholme, Wimblington Road, March, Cambridgeshire PE15 0YA

Freehold Long Let Supported Living Investment with RPI Rent Reviews



### Key Details

- Let to Juventas Services Limited, a Supported Living Provider
- New 25 year lease from March 2021, expiring in March 2046 (subject to option)
- RPI Linked Rent Reviews - minimum uplift to £49,021 pa in 2026, £54,123 pa in 2031 and £59,757 pa in 2031
- Alternative Use Potential (subject to lease & consents)
- Includes large garden to the rear on 0.48 acre (0.20 ha) site
- VAT-Free Investment

### Location

**Miles:** 2 miles south of March Town Centre  
17 miles east of Peterborough  
27 miles north of Cambridge

**Roads:** A141, A142

**Rail:** March

**Air:** Cambridge Airport, London Stansted

### Situation

March is a market town and civil parish in Cambridgeshire, approximately 17 miles east of Peterborough and 27 miles north of Cambridge. The property is located on the east side of Wimblington Road, at its junction with Hook Drive, and close to Mill Hill Roundabout, providing access onto the A141 which provides access onto the A1. The property is situated in a relatively rural location with nearby occupiers including Mill Hill Garage (Petrol Filling Station) and PT Motors car dealer.

### Description

The property comprises a two storey care centre which was formerly a 5 bedroom house. The property comprises six bedrooms and a study on the first floor, a kitchen and four living/reception rooms on the ground floor together with a large garden to the rear, on a site area of approximately 0.48 acres (0.20 ha).

### Tenure

Freehold.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground/First	Children's Care Home/ Ancillary	213.68 sq m (2,300 sq ft)	JUVENTAS SERVICES LIMITED (1)	25 years from 09/03/2021 until 08/03/2046 (2) on a full repairing and insuring lease	£44,400	5 yearly compounded RPI linked rent reviews, collared at 2% pa and capped at 4% pa
<b>Total</b>		<b>213.68 sq m (2,300 sq ft)</b>			<b>£44,400</b>	

- (1) Juventas Services Limited, incorporated in 2015 is an innovative and forward-thinking organisation who are focused upon delivering high-quality services to vulnerable children and young people ([www.juventaservices.co.uk](http://www.juventaservices.co.uk)). Juventas currently operates from 15 properties throughout Cambridgeshire & the UK (Juventas Management Extracts, August 2020).
- (2) The lease is subject to a tenant option to determine on 09/03/2036.

### VAT

VAT is not applicable to this lot.

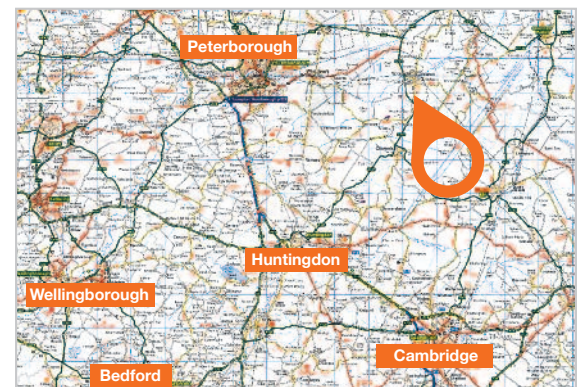
### Six Week Completion

### Energy Performance Certificate

See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

### Planning

The property, previously a 5 bedroom house, may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to [www.fenland.gov.uk/planningandbuilding](http://www.fenland.gov.uk/planningandbuilding)



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
**Peter Mayo**  
+44 (0)20 7034 4864  
+44 (0)7833 459 318  
[Peter.mayo@acuitus.co.uk](mailto:Peter.mayo@acuitus.co.uk)

**Acuitus**  
**George Goucher**  
+44 (0)20 7034 4860  
+44 (0)7513 610 710  
[george.goucher@acuitus.co.uk](mailto:george.goucher@acuitus.co.uk)

**Seller's Solicitors: ET Law**  
**Mark Knights**  
+44 (0)161 865 2673  
[m.knights@et-law.co.uk](mailto:m.knights@et-law.co.uk)